

058.C

0001

0417.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

345,900 / 345,900

USE VALUE:

345,900 / 345,900

ASSESSED:

345,900 / 345,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 417

Owner 1: PRENDERGAST MICHAEL D ETAL

Owner 2: TRS/ PRENDERGAST FAMILY TRUST

Owner 3:

Street 1: 785 S GAYLORD ST

Street 2:

Twn/City: DENVER

St/Prov: CO Cntry: Own Occ: N

Postal: 80209-4629 Type:

PREVIOUS OWNER

Owner 1: PRENDERGAST MICHAEL D -

Owner 2: PRENDERGAST MADELEINE -

Street 1: 785 S GAYLORD ST

Twn/City: DENVER

St/Prov: CO Cntry:

Postal: 80209

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 694 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	345,900			345,900			153666
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/05/17		

PREVIOUS ASSESSMENT

Parcel ID: 058.C-0001-0417.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	336,700	0	.	.	336,700	336,700	Year End Roll	12/18/2019
2019	102	FV	316,200	0	.	.	316,200	316,200	Year End Roll	1/3/2019
2018	102	FV	265,700	0	.	.	265,700	265,700	Year End Roll	12/20/2017
2017	102	FV	255,600	0	.	.	255,600	255,600	Year End Roll	1/3/2017
2016	102	FV	255,600	0	.	.	255,600	255,600	Year End	1/4/2016
2015	102	FV	233,600	0	.	.	233,600	233,600	Year End Roll	12/11/2014
2014	102	FV	218,300	0	.	.	218,300	218,300	Year End Roll	12/16/2013
2013	102	FV	218,300	0	.	.	218,300	218,300		12/13/2012

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRENDERGAST MIC		71813-315	2	10/30/2018	Convenience	99	No	No		
FOX JUDITH E T		53825-594		11/12/2009		252,225	No	No		
HANLON ROSAMOND		32998-144		6/4/2001		200,000	No	No		
BERNIER BRIAN		28888-256		6/28/1998		133,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7 - Condo Garden				Full Bath: 1	Rating: Average			Building Number 1.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average												
Prime Wall: 8 - Brick Veneer				A HBth:	Rating:												
Sec Wall: 6 - Stucco 10%				OthrFix:	Rating:												
Roof Struct: 4 - Flat				OTHER FEATURES													
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average												
Color: BRICK				A Kits:	Rating:												
View / Desir: S25 - Size 25				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1988	Eff Yr Blt:			Location: F - Front													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor: 4 - 4th Floor													
Const Mod:				% Own: 0.904900014													
Lump Sum Adj:				Name: 25 - 6040													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	14. %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 1 - Drywall				Functional:		%		Interior:		1	3	1	0				
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 4 - Carpet				Override:		%		Baths:									
Sec Floors:		%		Total:	14.9 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	320.00			Heating:									
Bsmnt Gar: 1				Size Adj.: 1.36455333				General:									
Electric: 3 - Typical				Const Adj.: 0.73242533				Totals		1	3	1					
Insulation: 2 - Typical				Adj \$ / SQ: 319.819													
Int vs Ext: S				Other Features: 40243													
Heat Fuel: 3 - Electric				Grade Factor: 1.00													
Heat Type: 6 - Elec Base/B				NBHD Inf: 1.54999995													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 406405													
% Com Wall		% Sprinkled:		Depreciation: 60554													
				Deprecated Total: 345851													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make: [] Model: [] Serial #: [] Year: [] Color: []				Juris. Factor:			Before Depr:	495.72									
SPEC FEATURES/YARD ITEMS				Special Features:	0		Val/Su Net:	498.41									
				Final Total:	345900		Val/Su SzAd:	498.41									
PARCEL ID 058.C-0001-0417.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			